

143.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

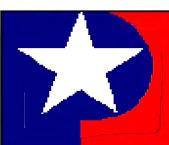
994,500 / 994,500

USE VALUE:

994,500 / 994,500

ASSESSED:

994,500 / 994,500



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10-12		PINE RIDGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ARCHIBALD FRANK RICHARD	
Owner 2: LIN-ARCHIBALD KIMBERLY HUA	
Owner 3:	

Street 1: 12 PINE RIDGE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MCCARTHY JUNE M ROCHE ETAL -	
Owner 2: TRS/JANET R ARCHIBALD TRUST -	

Street 1: 12 PINE RIDGE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .207 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2052 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	Exempt
Flood Haz:	
D	
s	
t	

Gas:	

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value						92401	
104	9000.000	437,400	5,100	552,000	994,500						GIS Ref	
Total Card	0.207	437,400	5,100	552,000	994,500						GIS Ref	
Total Parcel	0.207	437,400	5,100	552,000	994,500						Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	484.65	/Parcel:	484.65					06/09/18	

PREVIOUS ASSESSMENT								Parcel ID		143.0-0002-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	437,400	5100	9,000.	552,000	994,500		Year end	12/23/2021	
2021	104	FV	417,300	5100	9,000.	552,000	974,400		Year End Roll	12/10/2020	
2020	104	FV	417,300	5100	9,000.	552,000	974,400		974,400 Year End Roll	12/18/2019	
2019	104	FV	322,900	5100	9,000.	517,500	845,500		845,500 Year End Roll	1/3/2019	
2018	104	FV	322,900	5100	9,000.	427,800	755,800		755,800 Year End Roll	12/20/2017	
2017	104	FV	302,500	5100	9,000.	393,300	700,900		700,900 Year End Roll	1/3/2017	
2016	104	FV	302,500	5100	9,000.	358,800	666,400		666,400 Year End	1/4/2016	
2015	104	FV	269,100	5100	9,000.	351,900	626,100		626,100 Year End Roll	12/11/2014	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MCCARTHY JUNE M	71523-251	1	8/24/2018	Family	725,000	No	No	
	20582-513		6/1/1990		99	No	No	Janet Archibald dod 12/9/2016, June M. Roche

BUILDING PERMITS										ACTIVITY INFORMATION				
Date										Date	Result	By	Name	
1/2/2013										6/9/2018	MEAS&NOTICE	HS	Hanne S	
										5/15/2013	Info Fm Prmt	EMK	Ellen K	
										11/5/2008	Meas/Inspect	189	PATRIOT	
										1/13/2000	Inspected	263	PATRIOT	
										12/1/1999	Mailer Sent			
										11/18/1999	Measured	264	PATRIOT	
										8/1/1988		PM	Peter M	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9000	Sq. Ft.	Site			0	80.	0.77	9									552,002						552,000	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																			
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	NO INSP 2FL APT, INFO FROM 1FL, LANDLORD MISSED APT DUE TO SNOW.																											
(Liv) Units: 2	Total: 2	A Bath: 1	Rating:																												
Foundation: 3 - BrickorStone				3/4 Bath: 1	Rating:																										
Frame: 1 - Wood				A 3QBth: 1	Rating:																										
Prime Wall: 4 - Vinyl				1/2 Bath: 1	Rating:																										
Sec Wall: %				A HBth: 1	Rating:																										
Roof Struct: 2 - Hip				OthrFix: 1	Rating:																										
Roof Cover: 1 - Asphalt Shgl				<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1				# Units: 2																			
Color: WHITE				Kits: 2	Rating: Average	Level				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O										
View / Desir:				A Kits: 1	Rating:	Other																									
GENERAL INFORMATION				Fpl: 1	Rating:	Upper																									
Grade: C - Average				WSFlue: 1	Rating:	Lvl 2																									
Year Blt: 1921		Eff Yr Blt:		Lvl 1																											
Alt LUC:		Alt %:		Lower																											
Jurisdct:		Fact: .		Totals				RMs: 10	BRs: 4	Baths: 2	HB																				
Const Mod:				REMODELING				RES BREAKDOWN																							
Lump Sum Adj:				Location:				Exterior:				No Unit	RMS	BRS	FL																
INTERIOR INFORMATION				Total Units:				Interior:				2	5	2																	
Avg Ht/FL: STD				Floor:				Additions:																							
Prim Int Wal 2 - Plaster				% Own:				Kitchen:																							
Sec Int Wall: %				Name:				Baths:																							
Partition: T - Typical				DEPRECIATION				Plumbing:																							
Prim Floors: 3 - Hardwood				Phys Cond: AV - Average 31 %				Electric:																							
Sec Floors: 4 - Carpet 50 %				Functional: %				Heating:																							
Bsmnt Flr: 12 - Concrete				Economic: %				General:																							
Subfloor:				Special: %				Totals				2	10	4																	
Bsmnt Gar:				Override: %																											
Electric: 3 - Typical				CALC SUMMARY																											
Insulation: 2 - Typical				COMPARABLE SALES																											
Int vs Ext: S				Rate				Parcel ID	Typ	Date	Sale Price																				
Heat Fuel: 2 - Gas																															
Heat Type: 5 - Steam																															
# Heat Sys: 2				NBHD Inf: 1.00000000				WtAv\$/SQ:				AvRate:	Ind.Val																		
% Heated: 100				NBHD Mod:				Juris. Factor:				Before Depr:		195.69																	
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00				Special Features: 0				Val/Su Net:		112.88																	
% Com Wal	% Sprinkled			Adj Total: 633905				Final Total: 437400				Val/Su SzAd		184.46																	
Depreciated Total: 437394				Depreciation: 196510																											
MOBILE HOME				Make:				Serial #				Year:				Color:															
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 143.0-0002-0001.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value													
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100													
More: N				Total Yard Items:				5,100				Total Special Features:								Total:				5,100							